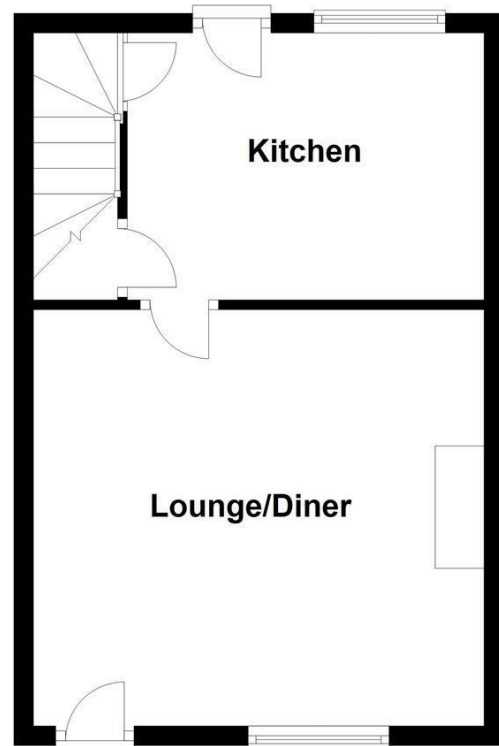


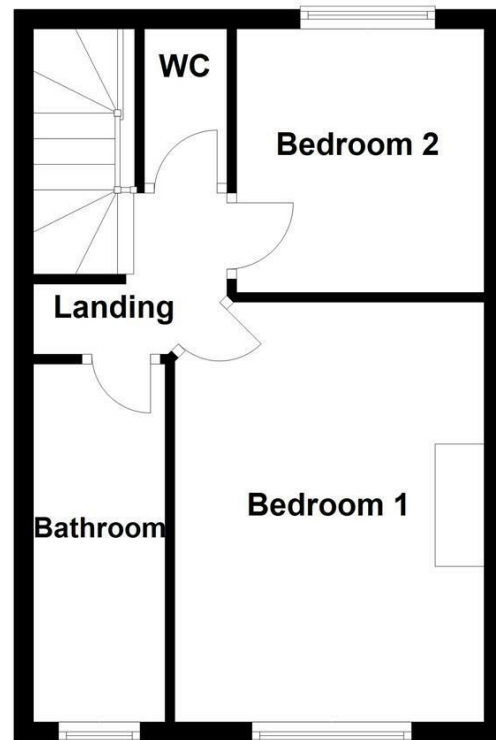
Ground Floor

Approx. 32.6 sq. metres

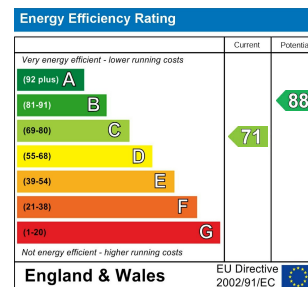


First Floor

Approx. 32.6 sq. metres



Total area: approx. 65.3 sq. metres



IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



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4 South View, Crigglestone, Wakefield, WF4 3HN

For Sale Freehold £155,000

Enjoying a tucked away position is this well presented two bedroom mid terraced home, ideally suited to first time buyers, professional couples or investors. The property benefits from UPVC double glazing, gas central heating and enclosed gardens to both the front and rear.

The accommodation briefly comprises a spacious lounge diner and fitted kitchen to the ground floor. To the first floor, the landing provides access to two double bedrooms, the house bathroom and a separate W.C.. Externally, the property is approached via a gated entrance leading onto a paved pathway and an attractive lawned front garden. To the rear, there is a low maintenance paved patio garden, ideal for outdoor dining and entertaining.

The property is within walking distance of local amenities and well regarded schools, with regular bus services providing access to Wakefield city centre. Excellent transport links are available via the nearby M1 motorway, making this an ideal home for commuters.

Only a full internal inspection will fully reveal all that this quality home has to offer.



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ACCOMMODATION

LOUNGE

13'11" x 15'1" [4.25m x 4.62m]

UPVC double glazed front entrance door with double glazed sunlight above, UPVC double glazed window overlooking the front aspect, central heating radiator, picture rail and dado rail. Door leading through to the kitchen diner.



KITCHEN

9'0" x 12'0" [2.75m x 3.66m]

Fitted with a range of wall and base units with laminate work surface and tiled splashback. Integrated oven and grill with four ring electric hob and cooker hood above. Display cabinets with glass shelving, built-in wine rack and wall mounted combi boiler. Space and plumbing for a washing machine, slimline dishwasher and space for a large freestanding fridge freezer. Inset spotlights

to the ceiling, UPVC double glazed door with sunlight above leading to the rear yard and UPVC double glazed window to the same aspect. Central heating radiator. Staircase leading to the first floor and door to understairs storage cupboard with lighting.

FIRST FLOOR LANDING

Doors leading to two bedrooms, the house bathroom and separate W.C.

BEDROOM ONE

10'4" x 14'0" [3.16m x 4.28m]

UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO

8'11" x 8'11" [2.72m x 2.73m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



BATHROOM

11'3" x 7'11" [3.43m x 2.43m]

Three piece suite comprising panelled bath with chrome taps, wash basin with mixer tap set within high gloss vanity units and larger than average shower cubicle with glass sliding door and electric shower. Fully panelled walls, inset spotlights, central heating radiator and UPVC double glazed frosted window.



W.C.

5'11" x 2'9" [1.81m x 0.84m]

UPVC double glazed frosted window to the rear, low flush W.C. and wash basin with chrome mixer tap and tiled splashback set within a vanity unit.



OUTSIDE

To the front, the property enjoys an attractive lawned garden with paved pathway leading to the entrance, enclosed by cast iron railings and gate. The property benefits from open aspect views over the rugby field to the front. To the rear, there is a low maintenance paved yard with brick built outbuilding providing useful storage, enclosed by timber fencing and brick walls with gated rear access. External water point and lighting.



COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.